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First American Title Insurance Company  
Indianapolis Downtown—Corporate  
251 E. Ohio Street, Suite 200  
Indianapolis, IN 46204  
Telephone (317) 684-7556

## Subdivision Covenants and Restrictions

The information is provided as a public service only. The information on this site is general in nature, unofficial and is not a valid reference for any legal purposes. The user agrees to hold harmless, protect, indemnify, and forever release First American Title Insurance Company and its officers, directors, agents, and employees, from and against any and all liabilities, losses, damage, expenses and charges, including but not limited to attorneys' fees and expenses of litigation, which may be sustained or incurred by the user under, or arising directly or indirectly out of the use of the information contained in this site.

RESTRICTIVE COVENANTS

COVENTRY COURT  
AN ADDITION TO THE TOWN OF NEW PALESTINE, INDIANA  
UNIT DEVELOPMENT PLAN

1. **LAND USE:** Lots Numbered 1, 2, and 17 herein shall be used for General Business. Lots Numbered 3 thru 16 shall be used for residential purposes. No residence shall be erected, altered, placed upon, or permitted to remain on Lots Numbered 3 thru 16 other than a single family dwelling with attached garage. No lot shall be used as a public thoroughfare, unless approved by a public authority. Lots, after purchase, shall be kept in a presentable condition. Grass shall be mowed on a regular basis. Trash, debris, and other objectionable materials shall not be allowed to accumulate on any lot, regardless of whether a dwelling exists thereon. Owners who fail to comply with these requirements shall be subject to appropriate legal action.
2. **NUISANCES:** No noxious or offensive activity shall be carried on upon any lot, including outside incineration.
3. **TEMPORARY STRUCTURES:** No structure of a temporary character, mobile home, boat, basement, tent, shack, garage, barn, or other outbuilding, shall be used on any lot at any time as a residence, either temporarily or permanent.
4. **OUTBUILDINGS:** No outbuildings will be permitted on Lots Numbered 3 thru 16. Outbuildings of reasonable size may be constructed on Lots Numbered 1, 2, and 17, so long as they are of quality construction and present an appearance which enhances the neighborhood.
5. **DWELLING QUALITY AND SIZE:** All dwellings shall be of new construction and shall be constructed of good grade materials and with the best of construction practices. No dwellings shall have less than 1000 square feet nor more than 1176 square feet of floor space, exclusive of garage. Garage size shall be limited to 440 square feet.
6. **FENCES:** No fence more than 3.5 feet in height shall project beyond the setback lines shown on this plat. Any fence erected shall enhance the appearance of the neighborhood and shall be adequately constructed. No above ground swimming pools will be allowed.
7. All on site electrical and telephone installations shall be underground, using low profile transformers. Electrical services shall be restricted to single phase 240 volt.
8. **SIDEWALKS:** A 3 feet wide by 4 inch thick concrete sidewalk shall be installed adjacent to the concrete gutter along the front of each Lot Numbered 3 thru 16 after concrete driveway is constructed.
9. **SIDE CLEARANCES:** Side lot line setback shall be 8 feet from the property line to the face of building. Roof overhang in the side building setback shall be limited to 24 inches.
10. **PLAN REVIEW:** All building plans for Lots Numbered 3 thru 16 herein shall be reviewed and approved by the developer, Kenneth Borgmann, or his assistants, prior to the beginning of any construction work.

**COVENTRY COURT**  
 AN ADDITION TO THE TOWN OF NEW PALESTINE, IN  
 HANCOCK COUNTY, INDIANA  
 UNIT DEVELOPMENT PLAN  
 RECORD PLAT

**DESCRIPTION:** A part of the east half of the northeast quarter of Section 30, Township 15 North, Range 6 East, in the Town of New Palestine, in Hancock County, Indiana, more particularly described as follows, to wit:

Commencing at a railroad spike at the southeast corner of said quarter section, thence on an assumed bearing of North 00 degrees 00 minutes 00 seconds West a distance of 685.20 feet along the east line of said quarter section to a P.K. Nail in the centerline of U.S. Highway Number 52, thence North 73 degrees 48 minutes 38 seconds West a distance of 591.78 feet along the centerline of said highway to a P.K. Nail at the point of beginning of this description; thence North 00 degrees 00 minutes 00 seconds West a distance of 838.94 feet to a 5/8 inch rebar on the southerly right of way line of the B and O Railroad; formerly the C. H. and D. Railway Company; thence North 73 degrees 44 minutes 00 seconds West a distance of 257.50 feet along the southerly right of way line of said railroad to a 5/8 inch rebar in the center of Parish Ditch, thence South 11 degrees 18 minutes 00 seconds West a distance of 616.00 feet along the centerline of said ditch and said ditch centerline extended, to a P.K. Nail in the centerline of said highway, thence South 73 degrees 48 minutes 38 seconds East a distance of 382.80 feet along the centerline of said highway to the point of beginning, containing 4.510 acres, more or less, subject to right of way for U.S. Highway Number 52 and subject to any easements of record.

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1. **LAND USE:** Lots Numbered Business. Lots Numbered 3 to No residence shall be erected on Lots Numbered 3 thru 1 attached garage. No lot shall be approved by a public authority in a presentable condition. Grass, debris, and other objects shall not accumulate on any lot, regardless of the number of Owners who fail to comply with appropriate legal action.

2. **NUISANCES:** No noxious or offensive odors shall be emitted from any lot, including outside incineration.

3. **TEMPORARY STRUCTURES:** Temporary structures, such as home, boat, basement, tent, shall be used on any lot at a permanent.

4. **OUTBUILDINGS:** No outbuildings shall be constructed on Lots Numbered 1, 2, and 17, so as to present an appearance which is unsightly.

5. **DWELLING QUALITY AND SIZE:** All dwellings shall be constructed of masonry or brick and shall be constructed of construction practices. No dwelling shall be more than 1178 square feet in area and the lot size shall be limited to 440 square feet.

6. **FENCES:** No fence more than 6 feet high shall be erected above ground swimming pools within the setback lines shown on this plat.

7. **ELECTRICAL:** All on site electrical wiring shall be installed underground, using low profile conduits, and shall be restricted to single phase 240 volt.

8. **SIDEWALKS:** A 3 feet wide sidewalk shall be installed adjacent to the centerline of Lots Numbered 3 thru 16 after concrete is poured.

9. **SIDE CLEARANCES:** Side clearances shall be maintained from the property line to the face of building. The side setback shall be limited to 24 feet.

10. **PLAN REVIEW:** All building plans shall be reviewed and approved by the Planning Commission prior to the beginning of construction.

**CERTIFICATION:** I, Kenneth Buckley, hereby certify that I am a Land Surveyor, registered in compliance with the laws of the State of Indiana, and I do further certify that I have surveyed the property described in the above caption and that I have subdivided the same into lots as shown hereon. This plat correctly represents said survey and subdivision in every detail. All lot corners are marked as indicated. This subdivision consists of seventeen lots Numbered 1 thru 17.

Dated this 9th day of May, 1989.

*Kenneth Buckley*  
 Kenneth Buckley, L.S.



**BUCKLEY & ASSOCIATES**  
 Engineers and Land Surveyors  
 P. O. Box 12 303 W. Main St.  
 Knightstown, Ind.  
 Tel. 317-345-5943